

PLANNING COMMISSION REPORT



MEETING DATE: AUGUST 24, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Cateraz LLC Café & Catering – 11-UP-2005 & 12-UP-2005**

REQUEST Request conditional use permits for a restaurant and for food processing and preparation (catering business) in an existing building located at 7625 E Redfield Road with Industrial Park (I-1) zoning.

Key Items for Consideration:

- The food processing facility and associated minor restaurant is situated in an existing multi-tenant office, warehouse and repair building in the Scottsdale Airpark.
- The applicant intends to provide food catering services and a small associated restaurant to serve the Airpark area.
- No public opposition has been received on this case.

Related Policies, References:

- Adopted as R1-35 upon annexation.
- Rezoned to I-1 in the mid 1970's.

OWNER Culter Commercial
480-529-6400

APPLICANT CONTACT Paul Anders
Cateraz LLC
602-790-7676

LOCATION 7625 E Redfield Road, at the southeast corner of Redfield Road and 76th Street, north of Gray Road.



BACKGROUND **Zoning.**
The site is zoned I-1 (C) Industrial Park District. The I-1 zoning districts allow for a variety of office, manufacturing and warehouse uses and lists food processing and restaurant as conditional uses. The food processing use does not permit slaughtering or rendering. Restaurants shall serve the Industrial Park area and shall not be detrimental due to traffic, noise and character of the area.

General Plan.

The General Plan Land Use Element designates the property as Minor Employment uses. An Employment land use permits a range of employment uses such as light industrial, offices, and other mixed uses. This category of land use is located where impacts on residential neighborhoods are minimized

and access is available to labor pools and transportation facilities.

Context.

This property is located in Thunderbird Industrial Airpark Unit 4 subdivision. The surrounding property is zoned I-1 to the north, south, east and west. The distance from the vehicle loading area at the south side of the building to the street is approximately 170 feet.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The request is to approve two use permits: (1) a use permit for a food processing facility and (2) a use permit for a small, ancillary restaurant in an existing (8) suite multi-tenant office, warehouse and repair building in the Scottsdale Airpark. Businesses adjoining the suite include a printing company, lighting store and a plumbing fixture store.

Food Processing

The food processing facility will contain a kitchen, food preparation area, warehouse, cooler, freezer and office with approximately 12 employees. Food delivery trucks will pick up food on a daily basis at the vehicle-loading zone at the south side of the building. Only wholesale food sales are provided with a kitchen to provide individual retail sale of food to the public. The "U" shaped building screens the vehicle-loading zone at the rear of the building from view from adjacent streets and properties. (see Attachment #9 Site Plan). The majority of pick-up trucks will use the site during morning hours.

Restaurant

The restaurant will serve patrons from the industrial park area, and contain 3-4 tables with a seating capacity 15-20 people. Hours of operation of the restaurant will be 6:30 AM to 3:00 PM. Monday through Friday to serve breakfast and lunch. The restaurant will primarily serve sandwiches, salads and beverages. No alcohol will be served. Patrons may order by phone or place orders in person. The restaurant is relatively small with dimensions of 16 by 20 feet and a floor area of 324 square feet. Adequate parking is available at the front and side of the site. The restaurant will not impact adjacent uses.

Development information.

- *Existing Use:* Office/Warehouse building
- *Buildings/Description:* Single story, with roll-up doors facing eastward toward common driveway with building to the east
- *Parcel Size:* 3.66 acres (159,727 square feet)
- *Building Height Allowed:* 36 ft.
- *Existing Building Height:* 18 ft.
- *Floor Area:* 49,811 sq. ft. overall building, with the subject application area containing 3,211 sq. ft. with the food processing portion

containing 1,189 sq. ft., an 1,107 sq. ft. office and 324 sq. ft. restaurant area

- *Other:*

Pick-up area for food delivery trucks is located along the south side of the building, internal to the site and not visible from that adjacent street. Restaurant access is from the north side.

IMPACT ANALYSIS

Traffic.

The building has frontage on three streets with access to each street frontage including Redfield Road, a minor collector road to the north, 76th Street a local industrial standard street to the west and Gray Road, a local industrial standard street, to the south side of the site. Drive aisles surround the building and a shared driveway is situated along the south side of the suite, which will serve as a delivery and service access to the building. This use is anticipated to generate about 88 vehicle trips per day including employee, food delivery trucks and patrons of the small restaurant. Restaurant seating is limited to twenty (20) patrons so traffic generation is expected to be minor.

Redfield Road, 76th Street and Gray Road can accommodate the level of traffic proposed including expected truck traffic. The facility also has 3-5 delivery trucks that will deliver food daily. The vehicle-loading area is situated along the south side of the site and is internally oriented and not visible from adjacent streets or properties. The driveway on the south side of the building is wide enough to accommodate the loading bay and movement of trucks through the site. Staff parking is also provided at the rear of the building while customer parking is along the north, Redfield Road side.

Parking.

- 16 spaces are required and 26 spaces are provided by this use while approximately 78 spaces are required and 132 spaces are provided for the overall site. Sufficient parking is available on site for this use. Parking areas are situated mainly along the west and south sides with additional internal parking areas provided at the service access area of the building.

Water/Sewer.

Existing site sewer and water service is provided by the City of Scottsdale.

Fire.

The facility contains a water suppressant sprinkler system suitable for this use. Adequate emergency vehicle circulation and turning radius movements are provided.

Open space.

A minimum 20-foot wide landscape buffer is provided along the frontage of the site on the north, south and west sides. This property meets the required open space area and setbacks for parking. No public trails are located on this site.

Policy Implications.

The food processing facility is located in the industrial park, adjoining other office, warehouse, and repair uses. Adequate provision for traffic and food pick-up by vehicles is provided on the site. The facility is compatible to this area and will not adversely impact adjoining uses.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The food preparation and restaurant use will occur completely indoors within the building and will not have an adverse impact as a result from smoke, odor or noise. Food cooking areas will contain commercial standard filter systems. Lighting currently exists on the site and is shielded and directed downward conforming to City lighting policy. Only minor noise is associated with the use, primarily with pick-up/delivery trucks using the site. Dust and vibration are not associated with this use.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The existing Redfield Road, 76th Street and Gray Road street system can accommodate the level and type of traffic generated by the use. Delivery and concession trucks will use the internal site driveways to access the screened loading area at the south side of the building. Traffic and concession vehicle traffic will not adversely impact streets in this area.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The food processing and restaurant use will not adversely impact adjoining industrial use. No residences are located in this area.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *The use is compatible with the adjacent industrial zoned uses and efforts have been made to mitigate impacts upon adjacent properties.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - *No other requirements apply to this use in this section.*

Community Involvement.

The applicant sent a letter of notice to property owners located within 750 feet of the site. A neighborhood meeting was held to discuss this project. No neighbors attended the meeting and no comments have been received on this case by City staff.

Community Impact.

The use is reasonably compatible with adjacent uses and will not create an adverse impact on adjacent uses. The facility provides prepared food to construction sites, office and commercial sites and the catering of special events. The restaurant will serve patrons in the Airpark area.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward, AICP
Report Author

Lusia Galav
Interim Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations for 11-UP-2005 & 12-UP-2005
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. Site Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 7625 East Redfield Road, Suite 130, Scottsdale, AZ 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 Proposed Zoning: I-1, with Use Permit

Number of Buildings: 1 Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: 5 front/7 back or side Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Request a Use Permit to allow Cateraz, LLC (DBA City Kitchen) to operate a catering commissary and small food cafe (restaurant) in the location identified above.

The commissary would be used to provide delivered food for local businesses Monday through Friday, 6:00am to 3pm, primarily.

A small (less than 10% of overall floor space) walk-in "restaurant" would be available for local business people to purchase salads, sandwiches and drinks, Monday through Friday, 6:30am to 3pm, primarily. No alcohol would be provided. Minimal indoor/outdoor seating would be available.

The current location is already built out with air, water and electricity. Previous tenant recently vacated. Minimal tenant improvements would be needed. Gas would be run from another suite on the other side of the building.

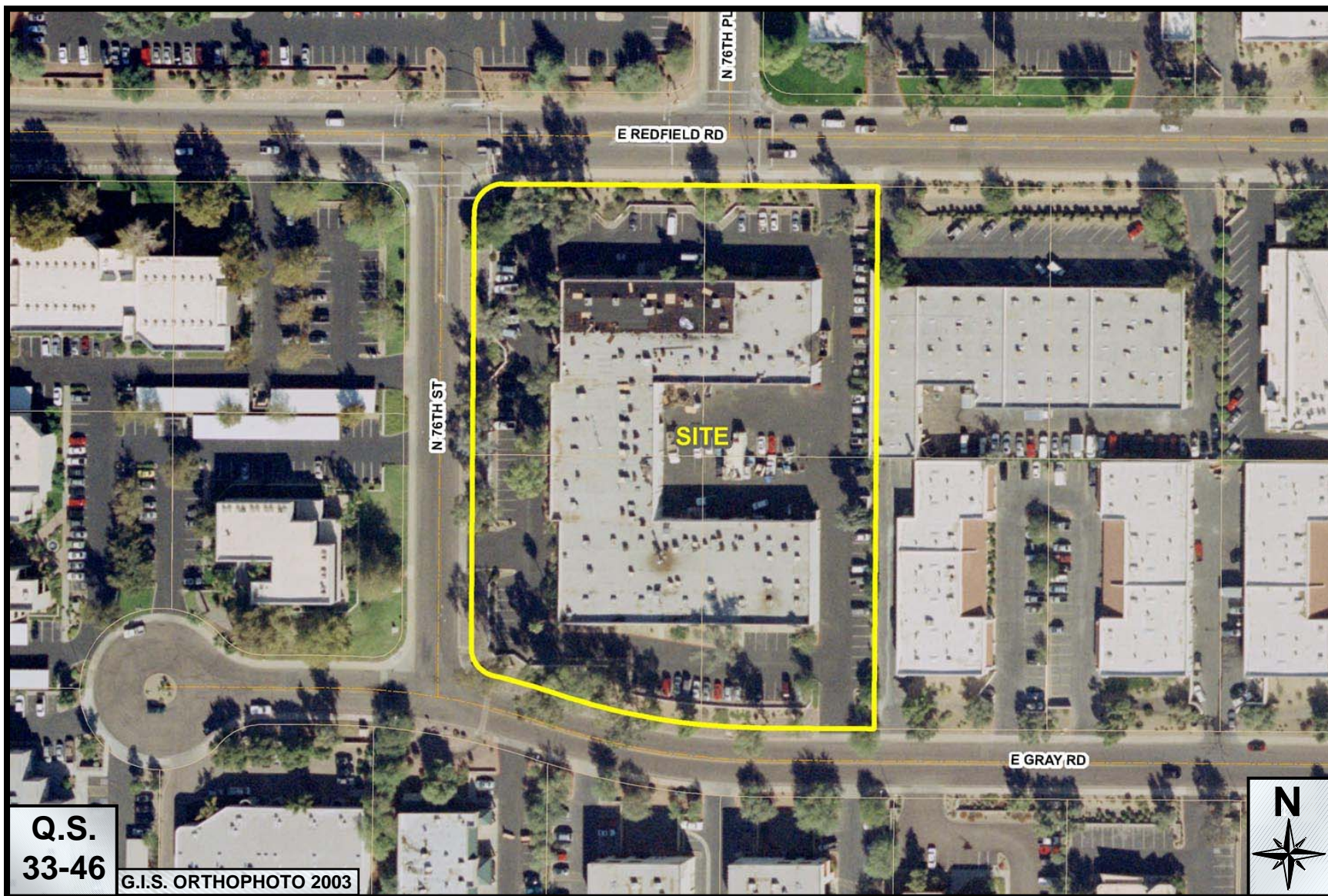
An existing catering commissary already exists nearby. See attached pictures.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

11-UP-2005
6/14/2005



Q.S.
33-46

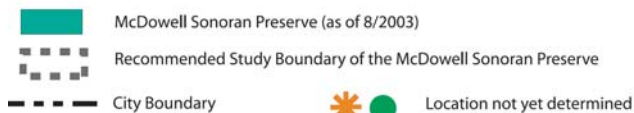
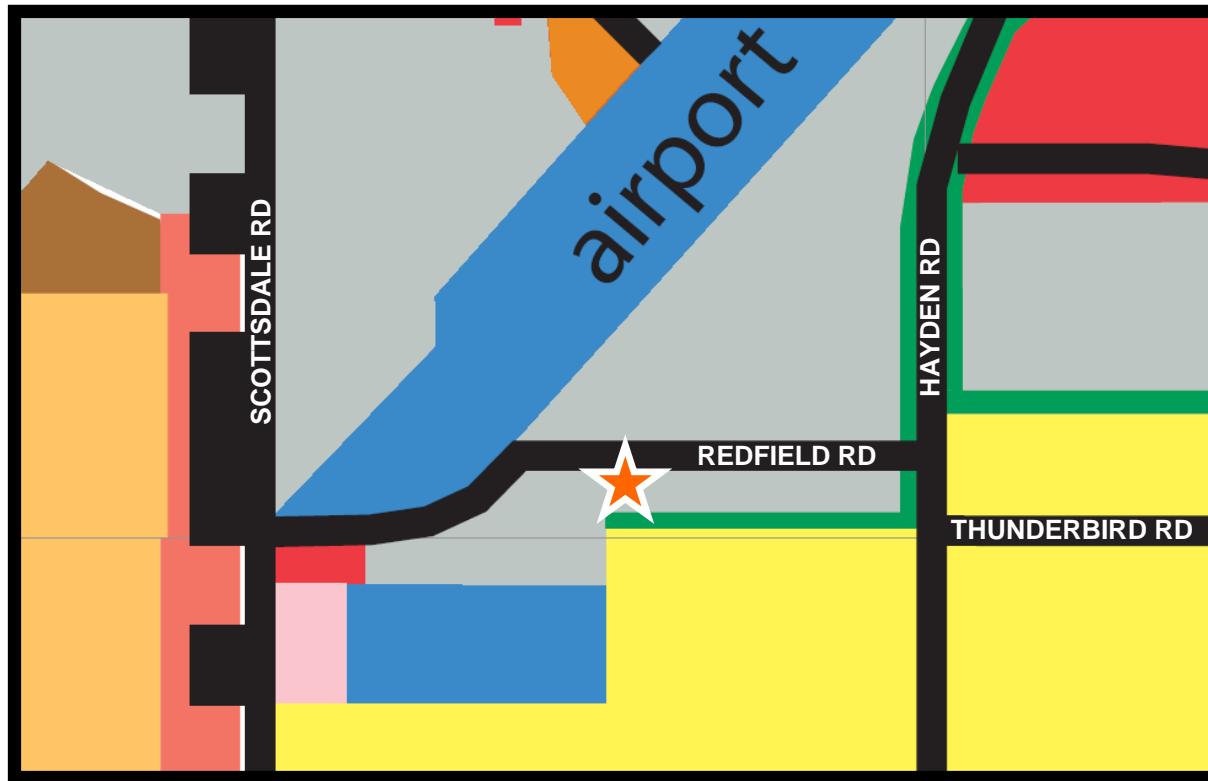
G.I.S. ORTHOPHOTO 2003

Cateraz LLC Café & Catering

11-UP-2005 & 12-UP-2005

ATTACHMENT #2A

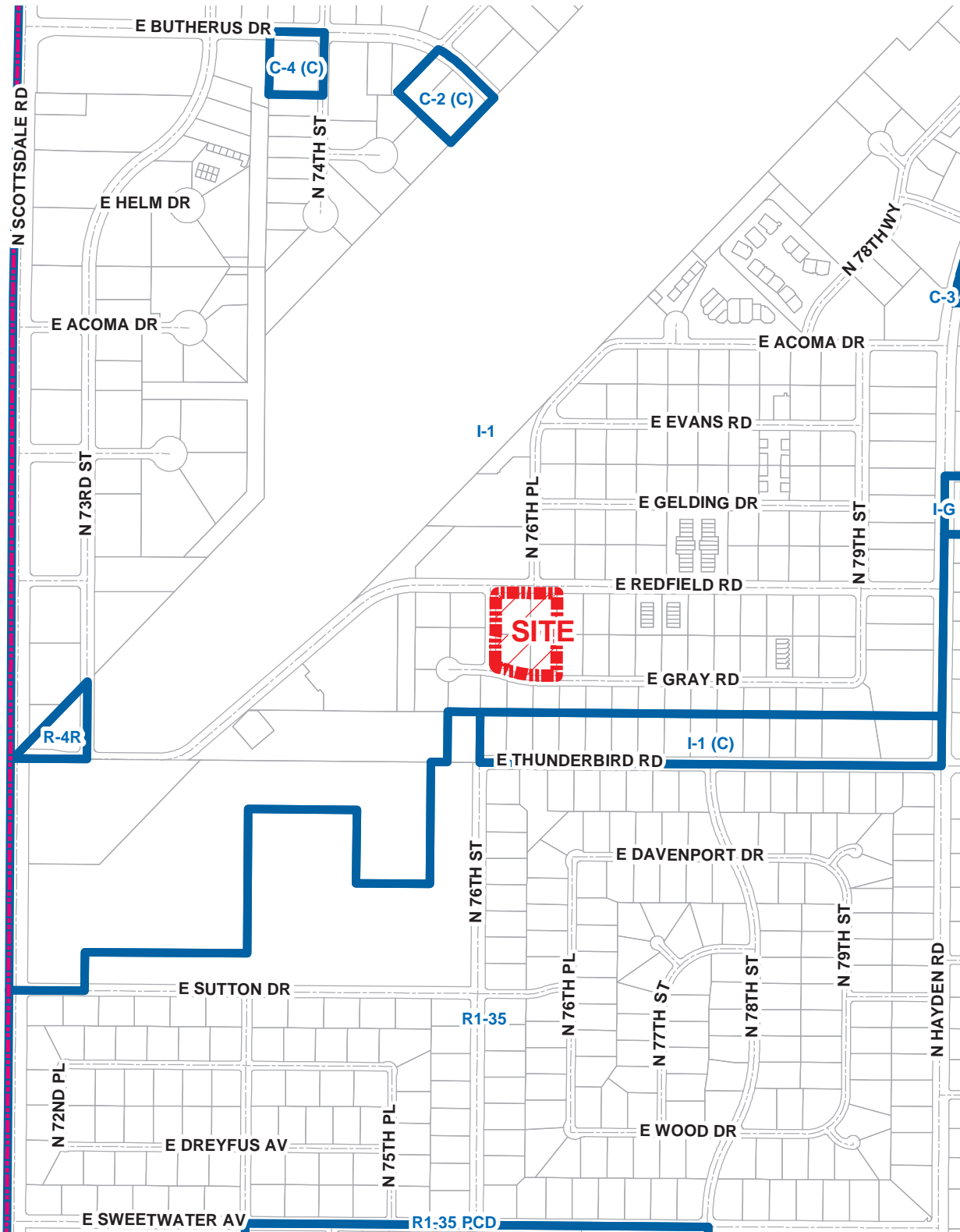
General Plan



11-UP-2005 & 12-UP-2005

ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004



11-UP-2005 & 12-UP-2005
ATTACHMENT #4



STIPULATIONS FOR CASE 11-UP-2005 & 12-UP-2005

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted by Perlman Architects and dated 6/14/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **REFUSE ENCLOSURE** – Before issuance of a final Certificate of Occupancy, the applicant shall modify the existing refuse enclosure on site to include a grease trap. The refuse enclosure shall conform to Detail #2146-2 of the City of Scottsdale Supplement to the MAG Standards.
3. **MITIGATION OF ODORS** – With the submittal of the tenant improvement plans, the applicant shall demonstrate how they plan to mitigate odors that could cause a nuisance to surrounding businesses and properties, relating specifically to the handling and preparation of food and the operation of the grease interceptor, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
4. **COMMERCIAL RANGE HOOD(S)** – With the submittal of tenant improvement plans, the applicant shall provide details verifying provision of a commercial range hood(s) over cooking areas; and that the installation, operation, and maintenance of the meat/food cooker will create minimal smoke and odor emissions and limit potential adverse impact on adjacent businesses and properties, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the details, as approved.
5. **VEHICLE LOADING AND STACKING** – With the submittal of the tenant improvement plans, the applicant shall provide a vehicle loading and stacking plan to verify that deliveries can be made without disrupting or blocking adjacent businesses, drive aisles, and parking to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
6. **SITE LIGHTING** – All wall-mounted security lighting, or other proposed exterior fixtures associated with this use, shall be fully shielded and directed downward so the light source is not visible from adjacent properties, to the satisfaction of Final Plans staff.
7. **SEATING CAPACITY**- Maximum indoor patron seating capacity for the restaurant shall not exceed 20.
8. **EQUIPMENT UPGRADE**- At the request of the City, the applicant may be required to change/ upgrade equipment related to stipulations 3 and 4 above, if operation of equipment in the opinion of City staff is not adequate to mitigate odors or smoke relating to food preparation and processing.

	Rear of Building			Front of Building
	Vendor Trucks	Catering Delivery Vehicles	Employees	Customers
Traffic Description	Vehicles food and supplies vendors delivering to facility	Vehicles picking up orders to deliver to local business clients	Vehicles belonging to kitchen and office staff	Vehicles belonging to walk-in customers
Vehicle Type(s)	Vans, step vans and occasional semi-trailers	Predominately automobiles and occasionally vans.	Automobiles	Automobiles
Traffic Patterns	Mid-morning and mid-afternoon deliveries lasting less than 30 minutes.	Early-morning and mid-morning pickup with parking onsite less than 30 minutes	All day	Breakfast and lunch time with combination of pickup (less than 10 minutes) and dine in (less than 30 minutes). Dine in limited to 4-6 tables.
Average Daily Vehicle Estimates				
4:00 AM			1	
4:30 AM			1	
5:00 AM			1	
5:30 AM			2	
6:00 AM			2	
6:30 AM			3	2
7:00 AM		3	4	5
7:30 AM		3	4	10
8:00 AM	1	3	7	10
8:30 AM	1		7	10
9:00 AM	1		7	5
9:30 AM	1		7	5
10:00 AM	1	4	7	
10:30 AM		4	7	
11:00 AM		4	7	
11:30 AM		2	7	5
12:00 PM			7	
12:30 PM			7	
1:00 PM			7	
1:30 PM			5	
2:00 PM			5	
2:30 PM			4	
3:00 PM			4	
3:30 PM			4	
4:00 PM			4	
4:30 PM			2	
5:00 PM			2	

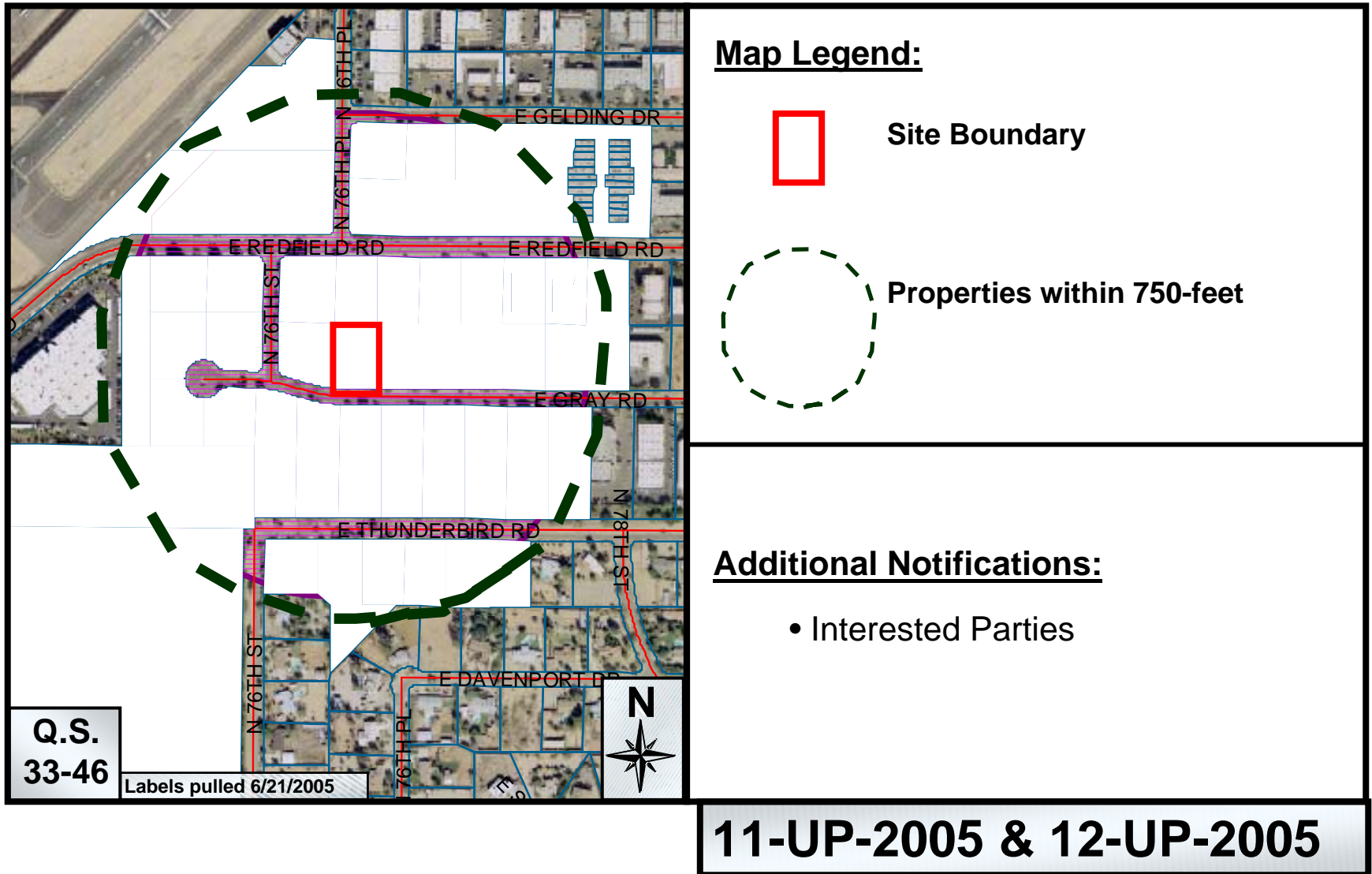
US Foods truck delivers 2/week

Cateraz LLC Cafe
11-UP-2005 & 12-UP-2005

Attachment #7 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Cateraz LLC Café & Catering

ATTACHMENT #8

These drawings are instruments of service and are the property of Howard Perlman, AIA. Howard Perlman is hereby licensed to accept, for copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Howard Perlman, AIA. Written dimensions on these drawings shall have precedence over noted dimensions.

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PROJECT DATA

CODES
BUILDING: 2005 IBC W/ CITY AMEND.
FIRE: 2005 IFB W/ CITY AMEND.
MECHANICAL: 2005 IMC W/ CITY AMEND.
ELECTRICAL: 1999 NEC W/ CITY AMEND.
PLUMBING: 1994 UPC W/ CITY AMEND.

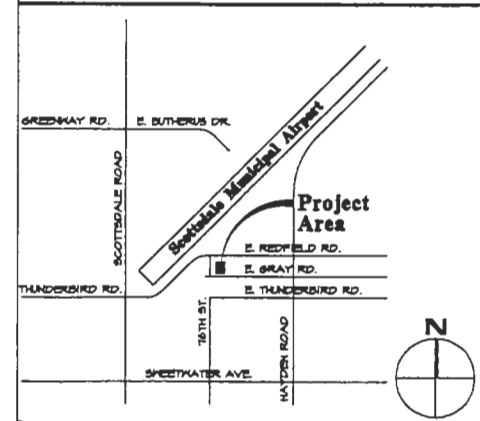
ZONING: I-1 INDUSTRIAL
PROJECT TYPE: OFFICE / RESTAURANT
OCCUPANCY CLASSIFICATION: (IBC CHAPTER 3) MIXED A-2 & B
OCCUPANCY SEPARATION: (IBC CHAPTER 3) 2-HR
TYPE OF CONSTRUCTION: (IBC CHAPTER 6) TYPE V-B
FIRE SPRINKLERS: (IBC CHAPTER 9) YES

SITE DATA
LAND AREA(ACRE): 154,127 S.F. = 3.66 ACRES
OVERALL BUILDING AREA(ACRE): 44,841 S.F.
SUITE AREA(ACRE): 5,211 S.F.

PROPOSED BUILDING PARKING:

	REQUIRED
SUITE 100: (OFFICE) 5,560 S.F. 600 S.F./300 = 2(2)	
(W/REHOUSE) 2,460 S.F./300 = 8(1)	
SUITE 120: (OFFICE) 2,542 S.F. 400 S.F./300 = 1.3(2)	
(W/REHOUSE) 2,442 S.F./300 = 8.1(3)	
SUITE 140: (OFFICE) 3,211 S.F. 1,071 S.F./300 = 3.6(4)	
(KITCHEN) 1,184 S.F./250 = 4.7(5)	
(SEATING) 324 S.F./50 = 6.5(7)	
SUITE 160: (OFFICE) 6,142 S.F. 500 S.F./300 = 1(1)	
(W/REHOUSE) 5,842 S.F./300 = 1.9(6)	
SUITE 180: (OFFICE) 2,304 S.F. 200 S.F./300 = 6(1)	
(W/REHOUSE) 2,460 S.F./300 = 8.2(3)	
SUITE 200: (OFFICE) 10,188 S.F. 1,800 S.F./300 = 6(6)	
(W/REHOUSE) 8,388 S.F./300 = 10.4(11)	
SUITE 400: (OFFICE) 8,468 S.F. 1,000 S.F./300 = 5.3(4)	
(W/REHOUSE) 7,468 S.F./300 = 4.3(10)	
SUITE 400: (OFFICE) 4,341 S.F. 200 S.F./300 = 6(1)	
(W/REHOUSE) 4,341 S.F./300 = 5.4(6)	
REQUIRED(W/ CHURCH) = 170 PARKING SPACES PROVIDED = 152 PARKING SPACES	
SUITE 200(CHURCH): (SANGUARY) 8,500 S.F. 2,552 S.F./50 = 51.0(45)	
(CLASS & MEETINGS) 1,328 S.F./300 = 5.0(5)	
REQUIRED(W/ CHURCH) = 170 PARKING SPACES PROVIDED = 152 PARKING SPACES	

VICINITY MAP



CITY
KITCHEN
TENANT IMPROVEMENT
7625 E. REDFIELD RD.
SCOTTSDALE, ARIZONA

Drawn/Checked By

MM/GA

Date

DATE

Project Number

305038

Sheet Number

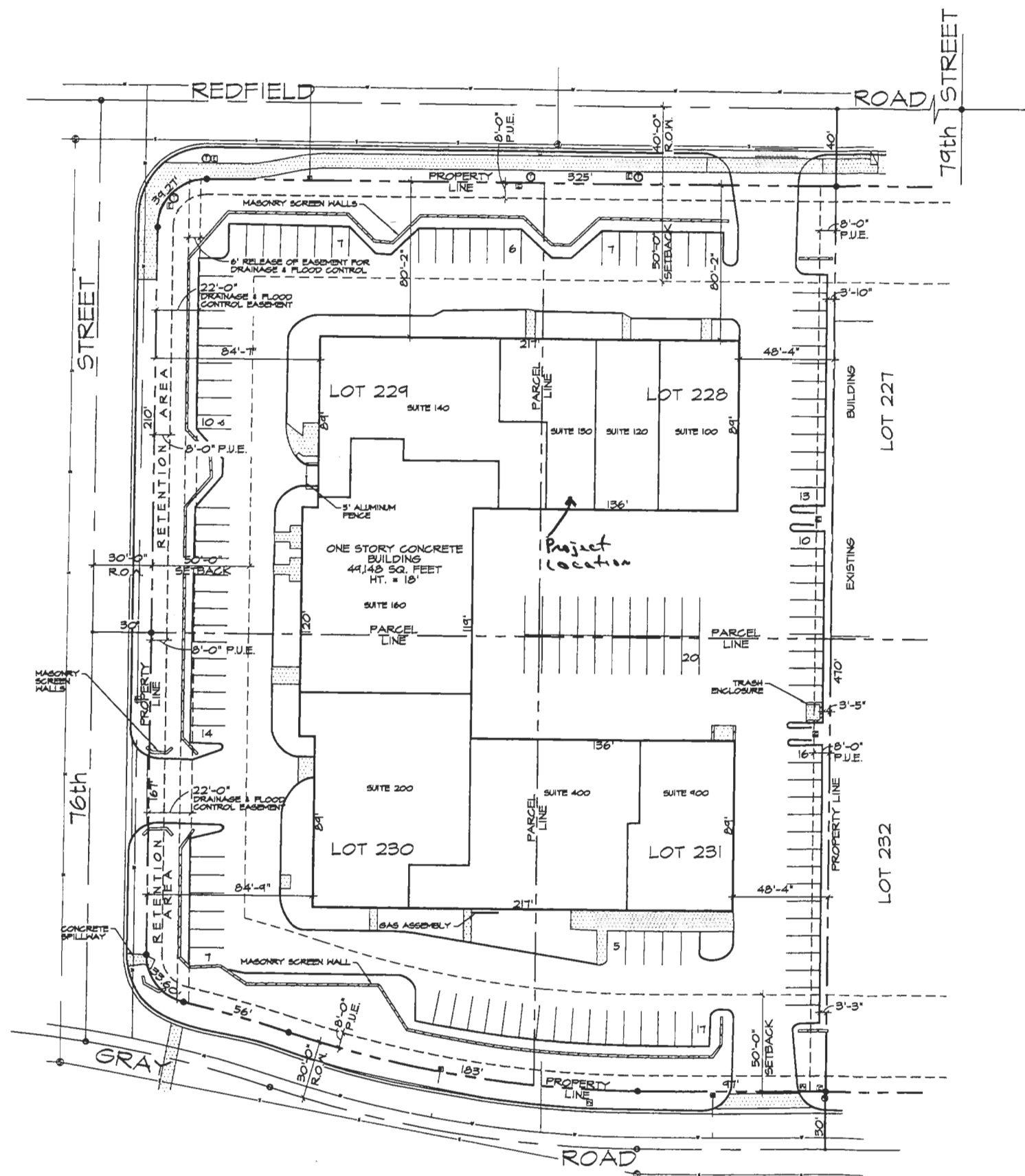
OVERALL SITE PLAN

A0.0

11-UP-2005

6/14/2005

ATTACHMENT #9



1 OVERALL SITE PLAN

SCALE: 1" = 50'-0"



30-50-33-5 TE